

008.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

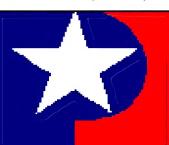
Total Card / Total Parcel

USE VALUE:

1,302,100 / 1,302,100

ASSESSED:

1,302,100 / 1,302,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
18		MARION RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MELNIK ALEXANDER	
Owner 2:	
Owner 3:	

Street 1: 81 MARBLEHEAD ST
Street 2:

Twn/City: NORTH READING		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 01864-1509	Type:	

PREVIOUS OWNER		
Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry:	
Postal:		

NARRATIVE DESCRIPTION
This parcel contains 4,850 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 3054 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4850		Sq. Ft.	Site		0	80.	1.17	1									452,400						452,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4850.000	849,700		452,400	1,302,100		7174
							GIS Ref
							GIS Ref
							Insp Date
							10/06/17

Total Card	0.111	849,700		452,400	1,302,100	Entered Lot Size
Total Parcel	0.111	849,700		452,400	1,302,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	426.36	/Parcel: 426.3	Land Unit Type:

 PREVIOUS ASSESSMENT Parcel ID 008.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	849,500	0	4,850.	452,400	1,301,900	1,301,900	Year End Roll	12/18/2019
2019	104	FV	616,900	0	4,850.	480,700	1,097,600	1,097,600	Year End Roll	1/3/2019
2018	104	FV	616,900	0	4,850.	350,600	967,500	967,500	Year End Roll	12/20/2017
2017	104	FV	576,300	0	4,850.	305,400	881,700	881,700	Year End Roll	1/3/2017
2016	104	FV	576,300	0	4,850.	260,100	836,400	836,400	Year End	1/4/2016
2015	104	FV	513,100	0	4,850.	254,500	767,600	767,600	Year End Roll	12/11/2014
2014	104	FV	304,700	0	4,850.	209,200	513,900	513,900	Year End Roll	12/16/2013
2013	104	FV	317,500	0	4,850.	199,100	516,600	516,600		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	10579-466		7/10/1964		No No N

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/14/2015	491	Porch	9,000						10/6/2017	MEAS&NOTICE	HS	Hanne S											
6/20/2013	904	Manual	17,000						4/15/2014	Measured	PC	PHIL C											
9/30/2009	922	Manual	3,000						5/18/2009	Info At Door	189	PATRIOT											
									10/26/2000	Hearing N/C	201	PATRIOT											
									11/10/1999	Inspected	267	PATRIOT											
									9/23/1999	Mailer Sent													
									9/23/1999	Measured	264	PATRIOT											
									8/25/1993		KT												

 Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

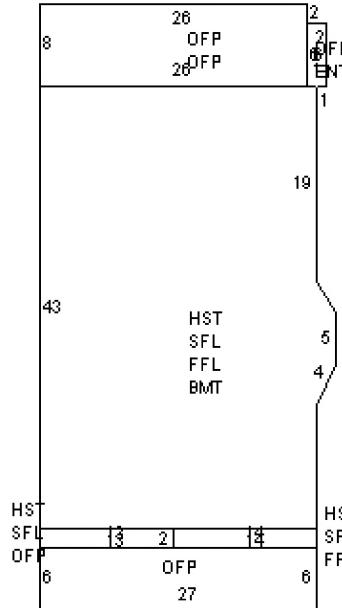
Type:	13 - Multi-Garden	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	2	Total: 2
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11	BRs: 5
	Baths: 2	HB

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Exterior:	No Unit	RMS	BRs	FL
Interior:	1	7	3	
Additions:	1	4	2	
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	2	11	5	

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